

038.0

0002

0009.0

Map

Block

Lot

1 of 1

Apartment

CARD

ARLINGTON

APPRaised:

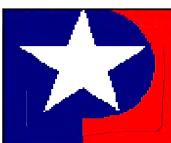
Total Card / Total Parcel

USE VALUE:

2,730,800 / 2,730,800

ASSESSED:

2,730,800 / 2,730,800



## PROPERTY LOCATION

No	Alt No	Direction/Street/City
117		BROADWAY, ARLINGTON

## OWNERSHIP

Unit #:

Owner 1: DSBI LLC	
Owner 2:	
Owner 3:	

Street 1: 252 MASSACHUSETTS AVENUE

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry Own Occ: N

Postal: 02474 Type:

## PREVIOUS OWNER

Owner 1: HOUSING CORP OF ARLINGTON -

Owner 2: -

Street 1: 252 MASSACHUSETTS AVE

Twn/City: ARLINGTON

St/Prov: MA Cntry

Postal: 02474

## NARRATIVE DESCRIPTION

This parcel contains .248 Sq. Ft. of land mainly classified as Res. / Comm. with a Apt- Hi Rise Building built about 2020, having primarily Conc. Panel Exterior and 17803 Square Feet, with 14 Units, 14 Baths, 3 3/4 Baths, 1 HalfBath, 0 Rooms, and 0 Bdrm.

## OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

## PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	B4	VEH OR BU	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

## LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
114	Housing Corp		10800		Sq. Ft.	Site		0	44.	1.91	CG									907,632	325	15				907,600	

## IN PROCESS APPRAISAL SUMMARY

Use Code							Land Size		Building Value		Yard Items		Land Value		Total Value		Legal Description				User Acct	
114							9180.000		1,578,900		7,600		771,460		2,357,960							
325							1620.000		236,700				136,140		372,840							
Total Card							0.248		1,815,600		7,600		907,600		2,730,800		Entered Lot Size					
Total Parcel							0.248		1,815,600		7,600		907,600		2,730,800		Total Land:					
Source: Market Adj Cost													Total Value per SQ unit /Card: 153.39		/Parcel: 153.39		Land Unit Type:					

PREVIOUS ASSESSMENT									Parcel ID		PAT ACCT.													
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date	Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes	Date	Result	By	Name
2022	013	FV	1,815,600	7600	10,800.	907,600	2,730,800		Year end	12/23/2021	HOUSING CORP OF	74228-465	3/3/2020	Mult Lots	2,415,000	No	No			6/14/2021	Permit Visit	DGM	D Mann	
2021	326	FV	157,000	5200	10,800.	892,200	1,054,400		Year End Roll	12/10/2020	SACCO RICHARD A	64233-186	9/15/2014	Inc Per Prop	995,000	No	No	Y		7/15/2020	Permit Visit	DGM	D Mann	
2020	326	FV	186,600	5200	10,800.	876,700	1,068,500		Year End Roll	12/18/2019		15359-136	12/1/1983			80,000	No	No	Y		3/2/2020	Info Fm DEED	DGM	D Mann
2019	326	FV	175,300	5400	10,800.	825,100	1,005,800		Year End Roll	1/3/2019										9/12/2018	Meas/Inspect	PH	Patrick H	
2018	326	FV	175,300	5400	10,800.	722,000	902,700		Year End Roll	12/20/2017										4/13/2017	I & E Return	MM	Mary M	
2017	326	FV	175,300	5400	10,800.	567,300	748,000		Year End Roll	1/3/2017										5/4/2016	I & E Return	MM	Mary M	
2016	326	FV	175,300	5400	10,800.	567,300	748,000		Year End	1/4/2016										5/14/2015	SQ Returned	MM	Mary M	
2015	326	FV	140,800	5600	10,800.	515,700	662,100		Year End Roll	12/11/2014										2/24/2009	Meas/Inspect	197	PATRIOT	

09/12/18	13156!		
		PRINT	
		Date	Time
12/29/21	22:40:06	12/29/21	22:40:06
		LAST REV	
		Date	Time
07/12/21	15:09:06	07/12/21	15:09:06
		ASR Map:	
		Fact Dist:	
		Reval Dist:	
		Year:	
		LandReason:	
		BldReason:	
		CivilDistrict:	
		Ratio:	

